067.0	0002	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	827,500 / 827,500
					USE VALUE:	827,500 / 827,500
					ASSESSED:	827,500 / 827,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		CUTTER HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROOKS DAVID A
Owner 2:	EATON NICOLE M
Owner 3:	
Street 1:	74 CUTTER HILL ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FU JIPING -
Owner 2:	XIE LILI -
Street 1:	74 CUTTER HILL ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .144 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1935, having primarily Wood Shingle Exterior and 2311 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6271.000	401,800		425,700	827,500
Total Card	0.144	401,800		425,700	827,500
Total Parcel	0.144	401,800		425,700	827,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.07 | /Parcel: 358.07

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 42741

GIS Ref

GIS Ref

Insp Date 09/21/18

!5715!

PREVIOUS ASSESSMENT

Parcel ID 067.0-0002-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	401,800	0	6,271.	425,700	827,500		Year end	12/23/2021
2021	101	FV	390,200	0	6,271.	425,700	815,900		Year End Roll	12/10/2020
2020	101	FV	389,900	0	6,271.	425,700	815,600	815,600	Year End Roll	12/18/2019
2019	101	FV	283,200	0	6,271.	395,300	678,500	678,500	Year End Roll	1/3/2019
2018	101	FV	282,900	0	6,271.	395,300	678,200	678,200	Year End Roll	12/20/2017
2017	101	FV	282,900	0	6,271.	346,600	629,500	629,500	Year End Roll	1/3/2017
2016	101	FV	282,900	0	6,271.	316,200	599,100	599,100	Year End	1/4/2016
2015	101	FV	271,500	0	6,271.	279,700	551,200	551,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:38:44

LAST REV

Date	Time
10/01/18	14:59:41
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5715

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FU JIPING,	57066-522		6/29/2011		641,000	No	No		
FU JIPING	46974-48		2/15/2006	Family	1	No	No		
JEANRENAUD PHIL	45485-387		6/28/2005		610,000	No	No		
LICHT ROBERT A/	23544-341		8/17/1993		240,000	No	No		Y

USER DEFINED

Prior Id # 1:	42741
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2008	1153	Re-Roof	5,750					

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2018	MEAS&NOTICE	CC	Chris C
6/27/2012	Measured	JBS	JOHN S
12/16/2008	Meas/Inspect	189	PATRIOT
12/5/2005	MLS	HC	Helen Chinal
4/12/2000	Inspected	264	PATRIOT
11/15/1999	Mailer Sent		
11/10/1999	Measured	163	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6271		Sq. Ft.	Site		0	70.	0.97	12									425,691						425,700	

Total AC/HA:	0.14396	Total SF/SM:	6271	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	425,691	Spl Credit		Total:	425,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	A - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	B		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.23922563
Const Adj.:	1.05367458
Adj $ / SQ:	182.804
Other Features:	87000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	493647
Depreciation:	91818
Depreciated Total:	401829

COMMENTS

OF=SINKS IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

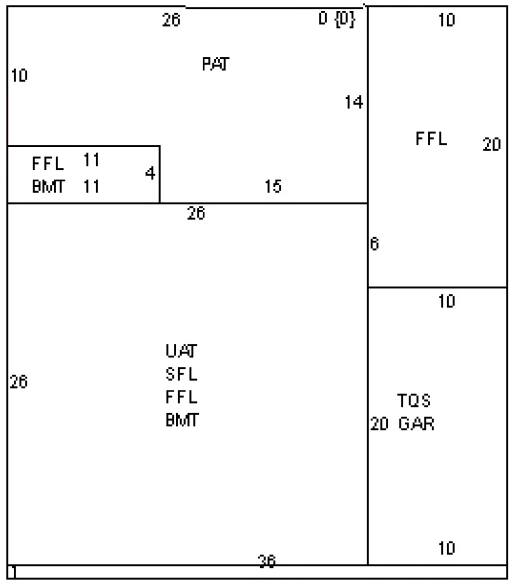
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	182.80
Special Features:	0	Val/Su Net:	125.96
Final Total:	401800	Val/Su SzAd	225.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	920	182.800	168,179
BMT	Basement	720	72.660	52,318
SFL	Second Floor	712	182.800	130,156
PAT	Patio	319	3.610	1,151
GAR	Garage	200	28.980	5,795
UAT	Upper Attic	169	127.960	21,626
TQS	3/4 Story	150	182.800	27,421
	Net Sketched Area:	3,190	Total:	406,646
Size Ad	1782	Gross Area	3747	FinArea 2311

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.0-0002-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: